



8319 County Road 11
Breezy Point, MN 56472
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www.cityofbreezypointmn.us

Received by City: 9/15/2023
Application Number: C-23-006
Non-refundable Fee Paid: 350.00
Receipt #: 22455

Conditional Use Application

Name of Applicant Whitebirch INC
Address 9252 Breezy Point Dr Email: _____
City, State, Zip Breezy Point, MN 56472
Phone 218-831-1706 cell Alternate Phone 218-820-4038
DAVID Landecker Cell

Physical Address / Location of Property 30898 Ranchette Dr
Breezy Point MN

Legal Description of Property LOTS 1, 2 AND 6 AND THE EAST 7.5 Feet of LOTS
AND the South 30 feet of LOTS 3 AND LOT 5 ALL IN BLOCK 1,
Whitebirch ELEVEN, Plat of Record, Crow Wing County
Parcel ID Number 10170646 Zoning District COMMERCIAL
SEWERED

Applicant is: Legal Owner of Property
 Contract Buyer
 Option Holder
 Agent
 Other _____

Title Holder of Property (if different than applicant):
Name Red Tail Investments LLC
Address 30898 Ranchette Dr
City, State, ZIP Breezy Point, MN 56472
Phone 218-831-9800 cell

State the nature of your request in detail. What are you proposing for your property?

The Property is currently an approved CUP allowing a Neighborhood
bar and restaurant which this use will continue plus this proposal
requests adding Pickleball and Simulated Golf as associated uses.
Retaining Commercial Use.

Signature of Owner, authorizing application Robert R. Pinski WM Regillo
(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) David Faulk (Agent)
(By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

CONDITIONAL USE: A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: No structural changes. Possible Entry's maybe altered.
Landscaping: No additional Landscaping planned other than blending
Parking/Signs: To accommodate pickleball and modified parking.
parking will be added as shown on the plan
The sign on CSAH 11 will be moved

2. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

The use will remain unchanged. The addition
of Pickleball and Simulated Golf will be a use that
fits into the nature of the bar and restaurant.
Original CUP Approved 12/28/2005 doc # 0182454

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

the property to the north and west are commercial
the property to the east is R-1. Adequate vegetative
buffers exist and will remain in place.
No changes will impact current use patterns of the area.

4. Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Explain if additional facilities will be required.

The capacity of sewer will likely be reduced
due to simulated golf space removing over 50 seating
capacity of restaurant. Drainage will not be altered as
current stormwater plan adequately serves the site.

5. Describe the impact on the character of the neighborhood in which the property is located.

No change of impact should be experienced with
the addition of Pickleball and Simulated Golf.

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

Adequate off-street parking is planned and
exists on the property. 10 additional golf cart only stalls
will be provided. The Service Road entrance from
CSAH 11 will be eliminated. Traffic should not be
altered from the original 2007 CUP.

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

NONE

8. Please include any other comments pertinent to this request.

None

Original CUP Attached

INSTRUCTIONS TO THE APPLICANT

Completed applications, with *all* submittal requirements, must be submitted to the Planning & Zoning Department no fewer than **25 days** prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following information **must** be submitted:

- _____ 1. This application must be completed, including responses to all parts of this application.
- _____ 2. The required fee must be paid. See fee schedule for details.
- _____ 3. Legal description of the site.
- _____ 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
- _____ 5. The site plan or should also show the location of all structures and their square footage.
- _____ 6. Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
- _____ 7. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
- _____ 8. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
- _____ 9. Proposed drainage plan.
- _____ 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- _____ 11. Soils data showing capability for building and on-site sewage treatment.
- _____ 12. Existing iron pipe boundary monuments marked with proof of survey.
- _____ 13. Approximate location of any proposed signs (if applicable).
- _____ 14. Color scheme for all existing and proposed structures.
- _____ 15. Outside storage proposal.
- _____ 16. Elevation plans for all existing and proposed structures.